

## Appendix 3

### Drawings of the alternative sketches for development in the Expansion Area and Village Core



#### Alternative A Village Expansion Illustrative Concept

Note:  
Base map information by  
Rockingham County Dept.  
Of Community Dev., GIS  
Services, 2004. For  
illustrative and planning  
purposes only.



Scale in Feet  
0 400 800

November 4, 2004

McGaheysville Area Plan

sympoetica  
CREATING COMMUNITY

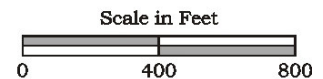
Herd Planning & Design, Ltd.



## Alternative B

### Village Expansion Illustrative Concept

Note:  
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Rockingham County Dept.  
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Services, 2004. For  
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McGaheysville Area Plan

sympoetica

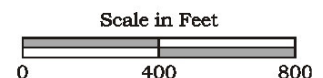
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## Alternative C

### Village Expansion Illustrative Concept

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McGaheysville Area Plan

Rockingham County, Virginia

Village Expansion / Illustrative Concepts

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Alternative A

Lot Type	TND Cluster	Large Lot Periphery	Study Area
Cluster SFD	117	0	117
Large Lots	0	19	19
Existing Homes	2	4	6
Total Units	119	23	142
Area Coverage	34.6 Ac.	36.20 Ac.	70.8 Ac.
% Study Area	48.9%	51.1%	100.0%
Gross Density In DU's/Acre	3.44	0.64	2.01



Alternative B

Lot Type	TND Cluster	Large Lot Periphery	Study Area
Cluster SFD/Duplex	117	0	117
Large Lots	0	19	19
Existing Homes	2	4	6
Total Units	119	23	142
Area Coverage	29.6 Ac.	41.20 Ac.	70.8 Ac.
% Study Area	41.8%	58.2%	100.0%
Gross Density In DU's/Acre	4.02	0.56	2.01



Alternative C

Lot Type	Study Area
Conventional	136
Large Lots	0
Existing Homes	6
Total Units	142
Area Coverage	70.8 Ac.
% Study Area	100.0%
Gross Density In DU's/Acre	2.01



Note:

All areas & calculations are rounded and approximate; to be used for concept planning only.

McGaheysville Area Plan

Rockingham County, Virginia

Village Expansion / Illustrative Concepts

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11/11/04

Preferred Alternative

Lot Type	TND Cluster	Large Lot Periphery	Study Area
Cluster SFD	97	0	97
Large Lots	0	17	17
Existing Homes	2	4	6
Total Units	99	21	120
Area Coverage	28.9 Ac.	41.90 Ac.	70.8 Ac.
% Study Area	40.8%	59.2%	100.0%
Gross Density In DU's/Acre	3.43	0.50	1.69



Preferred Alternative  
Village Expansion  
Illustrative Concept

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